

# PRASADA

## MEDICAL OUTPATIENT BUILDINGS

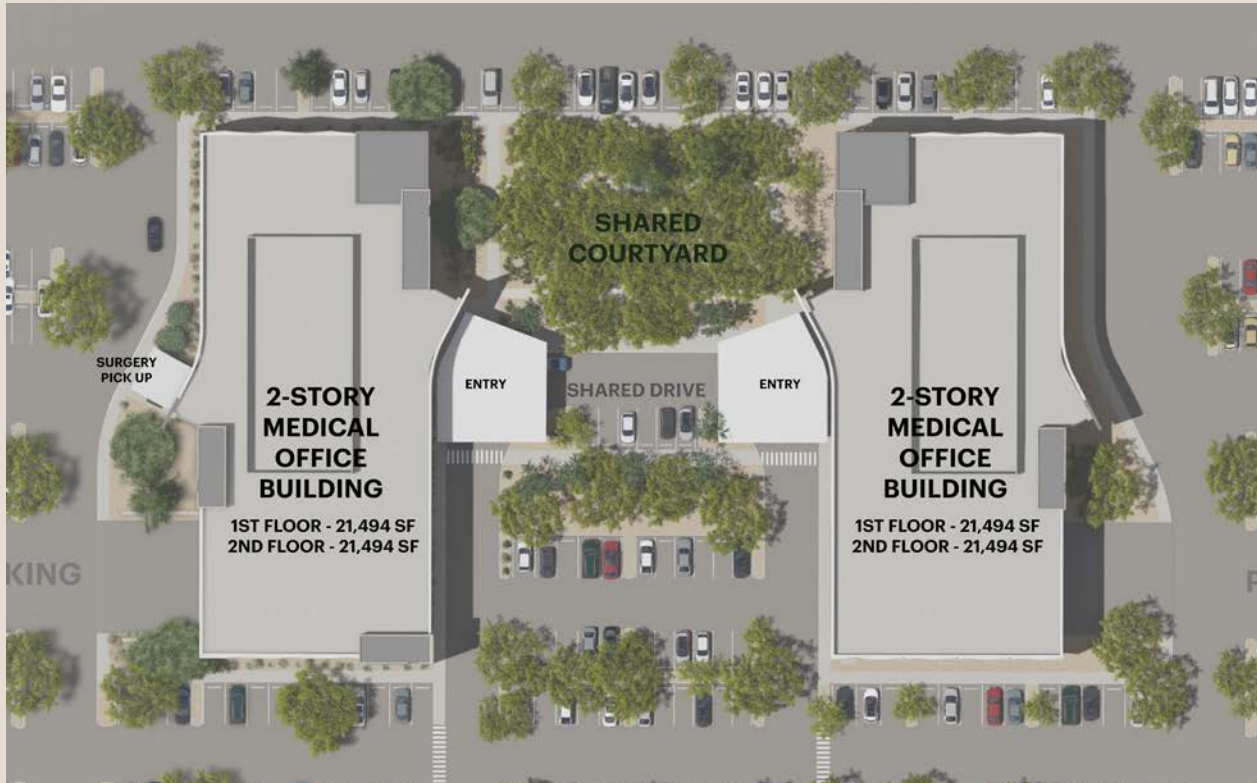
DEVELOPED BY

NOVO  
DEVELOPMENT



# FOR LEASE

COMING Q1 2027 | SEC LOOP 303 & GREENWAY RD, SURPRISE, AZ 85374



**Q1 2027**  
projected opening

**Class A**  
brand new development

**1 Mile**  
from Abrazo Surprise Hospital

**5/1,000**  
parking ratio

**± 42,988 SF**  
per building

**± 21,494 SF**  
per floor



# LOCATION/PROPERTY HIGHLIGHTS

Freeway visibility and accessibility

Class A multi-tenant Medical  
Outpatient Buildings

State-of-the-art infrastructure

Drive up drop-off and pickup

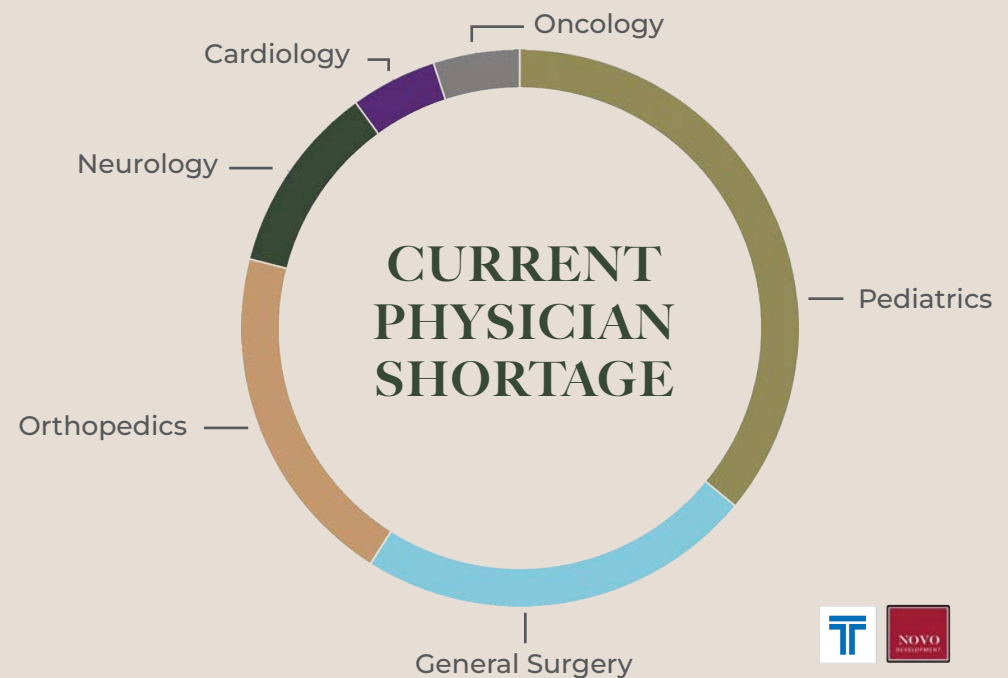
No ground lease restrictions



This property is positioned in a healthcare corridor identified as under-served, with limited existing medical inventory and unmet physician demand. 3

## Summary

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| 2024 Population    | 14,793    | 99,502    | 179,687   |
| Pop Growth '24-'29 | 1.5%      | 1.8%      | 1.9%      |
| Median Age         | 36        | 43.4      | 45.7      |
| 2024 Households    | 4,748     | 36,297    | 68,137    |
| HH Growth '24-'29  | 1.5%      | 1.9%      | 2.0%      |
| Avg HH Income      | \$98,652  | \$98,656  | \$92,481  |
| Median Home Value  | \$311,125 | \$360,464 | \$354,147 |





# VIBRANT LOCATION

Surprise, Arizona's population has surged over 19% from 2020 to 2025, driven by affordable housing, local job opportunities, and high-quality amenities attracting families to the area. Projections indicate that Surprise will see annual population growth of 1.6% over the next five years, nearly double the statewide projection of 0.86% in Arizona.



The completion of the final segment of the 36-mile Loop 303 in late 2017, connecting Interstate 17 to I-10, was a key catalyst for this growth. This nine-year infrastructure project significantly enhanced regional accessibility and continues to fuel future development. Positioned adjacent to Loop 303, Prasadha is ideally located to benefit from this critical transportation corridor and the city's ongoing expansion.



# AMENITY MAP

HONORHEALTH.

FUTURE CAMPUS

TRANSWESTERN REAL ESTATE SERVICES



WinCo Foods SAFEWAY Starbucks  
Orangetheory Fitness E5S FITNESS  
DOLLAR TREE Jack In the Box Wendy's

Albertsons Starbucks TRADER JOE'S  
TEXAS OUTBACK STEAKHOUSE

WAL-MART SUPERCENTER Michaels BEST BUY  
TARGET KOHL'S  
Lowe's HOME DEPOT Olive Garden  
SPROUTS Farmers Market Applebee's chili's

Sam's Club LA FITNESS babb  
Denny's McDonald's CUBE SMART self storage

Panera Bread ZUPAS CAFE  
Jersey Mike's Subs LONGHORN STEAKHOUSE  
IN-N-OUT BURGER Cane's RED ROBIN

CVS pharmacy SONIC  
KFC Little Caesars Pizza

Dignity Health. 303  
FUTURE CAMPUS

PRASADA MOB

COSTCO WHOLESALE Sprouts Farmers Market FIREBIRDS FLOOR DECOR Chick-fil-A  
TJ-MAXX KOHL'S Total Wine & MORE HomeGoods  
HOBBY LOBBY DICK'S SPORTING GOODS the Habit BURGER GRILL OHSO COOPER'S HAWK WINERY & RESTAURANTS

Fry's FOOD STORES SAFEWAY E5S FITNESS  
UPTOWN ALLEY THEATRES AMC THEATRES LOBSTER  
crumbl cookies Freddy's STEAKBURGERS SONIC McDonald's

TRANSWESTERN NOVO





FOR MORE  
INFORMATION:

**KEVIN SMIGIEL**  
602.550.9295  
kevin.smigiel@transwestern.com

**KATHLEEN MORGAN**  
602.809.1048  
kathleen.morgan@transwestern.com

**VINCE FEMIANO**  
602.791.3310  
vince.femiano@transwestern.com

**ANDREW OLIVET**  
602.370.2685  
andrew.olivet@transwestern.com

DEVELOPED BY:



 **TRANSWESTERN** REAL ESTATE SERVICES

© 2025 All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Transwestern and the Transwestern logo are service marks of Transwestern, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.